



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 14, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Change Order Authority For The Parking Lots 4 And 5 Circulation And Accessibility Improvements Project

RECOMMENDATION:

That Council authorize an increase in the Public Works Director's change order authority to approve expenditures for extra work by Lash Construction for the Parking Lots 4 and 5 Circulation and Accessibility Improvements Project (Project), Contract No. 23,318, in the amount of \$17,000, for a total project change order expenditure authority of \$36,265.

DISCUSSION:

BACKGROUND

The Project at City Parking Lots 4 (1120 Chapala Street) and 5 (1220 Chapala Street) is the last phase of the City's system-wide replacement of all parking revenue control equipment. In addition to the installation of the updated revenue control equipment, this work improved the lot entrances in order to prevent damage to the revenue control equipment by large vehicles and delivery trucks. The Project also improved the Americans with Disabilities Act features of the lots, enhanced landscaping along both parking lot public street frontages and kiosk areas, and completed the installation of a fiber optic grid that connects all of the parking lots to the central computer in the Granada Garage.

On March 16, 2010, Council awarded the construction contract to Lash Construction in the amount of \$192,645 for the Project, Bid No. 3592. The original Project change order authority was 10%, or \$19,265.

CURRENT STATUS

Lot 4 was initially scheduled to be closed to the public during construction; however, in response to merchant concerns, it was kept open during construction. In order to keep

Lot 4 open, a temporary electrical connection was required to provide parking lot lighting for public safety, which resulted in additional costs. Also, the existing electrical service pedestal that provides power for the lot was found to be substandard and in need of replacement. This work was completed within the original change order authority.

Subsequent to the authorization to proceed for the extra lighting work, unsuitable soils were discovered during the excavation of the entrance to Parking Lot 4. Initially, it was thought that this extra work could be completed within the remaining change order authority. However, the over-excavation to remove these soils, and the placing of extra road base while trying to maintain access to the lot resulted in a larger than expected change order, which exceeded the original change order authority. The work was deemed necessary in this fast moving project, and was performed so that the lots could be in full operation in a timely manner to minimize revenue loss to merchants.

FUNDING

The following summarizes the additional expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Total
Base Contract Amount	\$192,645
Initial Change Order	\$19,265
Anticipated Change Order Items	\$17,000
Additional Authorization Required	\$228,910

It is recommended that the change order authority be increased by \$17,000, from \$19,265 to \$36,265, to cover the extra work identified in this report. The total Project expenditure authority will be increased to \$228,910.

This project is funded through the Downtown Parking Enterprise Program. There are sufficient funds to cover the cost of this project.

PREPARED BY: Joshua Haggmark, Principal Civil Engineer/LS/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office